

STRATA PLAN NW 2050
Strata Council Meeting
Thursday, May 16, 2019
Minutes

1. **PRESENT:** Gordon Farrell Billy Leung
Carole Borthwick Audrey Montero
Linda McLaren

REGRETS: Cyrus Pun
Joanne Parkinson
Lindsay Armstrong

2. **CALL TO ORDER:** 6:45 pm

3. **ADOPTION OF MINUTES**

March 27, 2019 Council Meeting Minutes approved by email.

4. **COMMITTEE REPORTS**

4.1 **Social**

No reports at the moment.

4.2 **Grounds and Gardening**

4.2.1 **Landscaping**

Yamato Landscaping Inc. continues their weekly work in the gardens. They recently worked on the pool area in preparation for the opening of the pool. You can see the photos on Facebook by searching for Yamato Landscaping. Yamato is working on the area in front of Building A 7511 preparing the soil and around for the spring.

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Barlett Tree Expert was on site performing the yearly routine clean up on the trees, assessing health and cutting trees based on the specifications according to the needs of the trees. Bartlett also attended to a few repairs on the pavers which needed urgent attention.

4.3 **Fire & Security – Block Watch**

Richmond Block Watch is now on Facebook

Please click on this link www.facebook.com/richmondblockwatch and like our page to keep up with all the goings on here at Richmond Block Watch.

January 28, 2019 - We received correspondence from Richmond Fire-Rescue in response to a request from Council following the fire/smoke incident on January 28, 2019. Part of the reports reads "... the second floor had resulted in the smoke detector being activated by way of the extinguishment of candles. The officer on duty investigated and a light smoke smell was observed which was consistent with the smell of candles being blown out. The fire alarm was subsequently reset to normal operation"

Basically, the candles were the cause of setting off the fire alarm. We kindly remind residents that no candles are allowed in the lounge and that any item you are thinking of bringing into the lounge during your rental should be approved by Council before the rental date.

April 20, 2019 - The fire alarm in Building C 7651 was set off. The pattern keeps repeating where residents do not leave the building. Council has decided to send a notice to all residents explaining the procedure residents should follow in case of smoke/fire or when the alarm is sounding. Residents are not allowed to open the fire panel doors for any reason, such as turning off the sounding alarm. The fire department says you could be liable for damages to property or people. The fire panel in each building is for the use of the fire department only.

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4.4 Maintenance

- 4.4.1 Gleam Building Maintenance Ltd., was on site last week, May 8th to 10th, to do the power washing in Buildings A, B, and C. They power washed the pool deck area, power washed the Cypress Point sign in front of Building A, and cleaning by hand the skylights as well as inaccessible windows. Thank you all for your cooperation during the cleaning process.
- 4.4.2 Canstar Restorations was on site this week, May 9, 2019, attending to repairs after Corona had worked on SL02. Asbestos tests were performed as need by the company before commencing the job. A test for mold from the water leak problem from SL13 was performed and it was determined that the mold found was not from the leak but from a bathroom fan that was and still is not working properly. Most of the restoration work is completed and we are waiting for the painting of the ceiling before finalizing it.
- 4.4.3 Aberdeen Locksmith was on site during the week of May 8, 2019 fixing several doors with issues in Building B. The new door by the pool was not closing properly and the east parkade man gate door needed to be adjusted. The building and structure around Cypress Point moves a bit with each change in weather and season affecting the frames and doors and how they close. Strata can use your help which will save us all money and ensure the safety for all residents. Please make sure that the doors close properly after you.
- 4.4.4 Assured Environmental Solution Inc., was on site performing their routine service and inspection. They also added and replaced rodent bait as necessary, added and preplaced gluetraps as necessary. Please do not touch bait or bait stations. Please do not touch traps.

4.5 Shared Facilities

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4.5.3 Games Room

Council is looking for volunteers to check the games room after the room has been used. The checking includes that all items have been put away and the room is in good order, the garbage is removed from the site, the paint on the walls is unmarred, the bathrooms, card room and games room are left clean, thereby honoring the contract.

Lounge

The lounge has been rented twenty-seven times from January 2019 until April 30th, 2019. Thank you to the lounge committee ladies for their time and effort to check the lounge after it has been rented to ensure everything is in order.

Pool

The pool will be opening for the season on Friday, May 17th, 2019. Kindly review the pool rules, the hours of operation, and bring your orange and green pool tags with you. The pool patrol will be asking to see your pool tags.

Council wishes everyone an enjoyable and safe pool season.

The wooden door leading to the pool was old, heavy and starting to deteriorate. Council approved replacing it with a lighter aluminum door that would match the door on the other side of the pool. The cost of the door replacement was \$1,497.30.

One of the old and crack urinals in the men's pool washroom has been replaced with a new one for the total cost of

Exercise room

An estimate was received from Fitness Town for the repair of the right side crank part of the elliptical machine for the total amount of \$658.97

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4.6 Bylaw Committee

Council would like to invite you to visit the Cypress Point website:
<http://www3.telus.net/public/nw2050/> under Bylaws NW2050 Bylaws
Dec 04, 2018.pdf

If you prefer to have a hard copy of the bylaws, you will be able to print a copy for yourself.

5. NEW BUSINESS

- 5.1 Effective April 30, 2019, The Owners of Strata Plan 2050 Cypress Point renewed the insurance policy with Hub International Insurance Broker for one more year. Strata is paying \$73,537 for coverage for 2019. During the year 2018-2019, the total payment for Strata's Insurance Premiums was \$59,629.00. Based on the events during the year (water damage, fire damage) Council budgeted \$64,700. The new insurance bill left us owing an unanticipated extra \$8,837.00. Please exercise care and safety in your buildings, your suites, and surrounding areas. This care and concern will keep us safer and will allow us better rates in our insurance premiums in the future.
- 5.2 Strata received a letter from Canada Post Corporation offering to install parcel lockers in Buildings A, B and C to offer customers the convenience of oversized parcels delivery right to their lobby. Council is looking into the possibility. Council is looking into safe areas to store the lockers based on their size and convenience for all.
- 5.3 Council approved to put additional signs in front of reserved parking spaced to identify them more clearly. Over the past few months at least four cars have been towed which were parked in wrong parking stalls. Council hopes that the new signs will help visitors to be aware of reserved parking locations.
- 5.4 An owner complained about debris from tree branches above their outside parking stall falling on their car. The owner wondered if parking reserved parking stalls in front of Bldg. B could be switched with the visitor parking stalls but unfortunately that is not possible. There is always the option of parking on the street away from trees.

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6. OLD BUSINESS

- 6.1 Matson Peck and Toppliss Surveyors and Engineers were on site on May 9th, 2019 performing the last survey of the Building C slab. Barry Kinakin and team from Read Jones Christoffersen Ltd., will be on site on May 28, 2019 to do their last review of the slab. They will need access to the parkade as well as three units above 132, 134 and 136.
- 6.2 Council would like to remind all owners regarding the bylaw “4.20A resident must ensure that only white or cream solid colour window coverings are visible from the exterior of the owner’s strata lot”. Council will send a note to all owners to check their windows to ensure that windows are and that window coverings comply with bylaw 4.20.
- 6.3 Simon Pan and team have been in the Buildings talking to the owners regarding the installation of the upgrade with a new Fibre Optic Network. If you missed the Telus Representative during the dates they were on site, kindly contact Project Coordinator Simon Pan: simon.pan@ledcor.com C: 604 836 7446
- 6.4 Kindly remember to take your cardboard boxes to Building A or C. Cardboard should be flattened before disposal. We all appreciate your time and energy into this process. NW2050 can be fined and/or refused pick up of our recycling if residents do not recycle properly.
- 6.5 Kindly remember the bylaws regarding the noise around Strata NW2050. Especially during the warmer months when windows are open:

4.1 A [resident](#) or [visitor](#) must not use a strata lot, the common property, common assets or [shared facilities](#) for, or in a way that:

b. causes unreasonable noise

For the purposes of bylaw 4.1b unreasonable noise includes, but is not limited to, noise that disturbs another [resident](#), caused by:

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any renovation or construction activity carried out without the prior written approval of the strata corporation, outside the hours of 8:30 am to 4:30 pm Monday to Friday

operation of vacuum cleaners, dishwashers, washers or dryers, outside the hours of 8:00 am to 10:00 pm

use of musical instruments, televisions or sound systems, outside the hours of 8:00 am to 10:00 pm, or wind chimes or similar noise-making devices

7. CORRESPONDENCE

Incoming:

SL73 Received a request to fix a crack in a wooden sliding door frame.

8. FINANCIALS

a. Accounts Receivable as May 14, 2019

SL18 \$473.04.00

SL20 \$4,355.85

b. Woodridge Shared Facility financials were received for March & April 2019.

c. Cypress Shared Facilities for March 2019 were issued.

d. Approval of Cypress Point February & March 2019 financials.

e. Fund overview as March 31, 2019.

Contingency Fund	331,582.80
Special Levy Fund	5,961.51
Repiping Fund	65,769.24
Exterior Building Fund	30,027.62
Future Remediation Fund	409,753.41
Total Funds	843,094.58
Current Year Surplus	<u>792.35</u>
Total Owner's Equity	843,886.93

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9. **MEETING ADJOURNED:** 9:00 pm

10. **NEXT MEETING:** Wednesday June 26, 2019